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To: All HOPWA Project Sponsors  
From: Michelle Kincaid, IHFA Compliance Manager  
Lisa Coffman, HOPWA Coordinator  
Date: December 19, 2002  
**Re: Short-term Rent, Mortgage and/or Utility Assistance (STRMU)**

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The U.S. Department of Housing and Urban Development (HUD) has issued new standards for STRMU assistance. Indiana Housing Finance Authority is requiring that Project Sponsors begin complying with the new standards on January 1, 2003. This policy will be applicable to all new STRMU assistance approved on or after January 1<sup>st</sup>.

STRMU can now only serve HOPWA eligible clients who are *already housed* in a rental or mortgage situation. Project Sponsors can no longer use STRMU to pay for move-in costs for clients who are not housed or assist clients moving into different housing. Those expenses are eligible under tenant based rental assistance.

STRMU assistance is not intended to provide continuous or perpetual assistance. The HOPWA regulations (24 CFR 574.300 (b) ) implementing STRMU require that good faith efforts be undertaken to relocate clients to permanent housing. STRMU assistance is intended to benefit clients who are not able to meet their monthly housing expenses including utilities, due to unexpected situations.

In order to be eligible for STRMU, the client must first be eligible for HOPWA. Additionally, the client must also:

- Be a tenant on a valid lease for property in which they have been residing for a time before seeking the HOPWA assistance; or
- Be the owner of a mortgaged dwelling in which they reside.

Clients must present evidence of the following:

- they are the named tenants under a valid lease (to receive a rental payment)
- they are the owner of mortgaged real property (to receive a mortgage payment)
- they have an account in their name with a utility company (to receive a utility payment)
- their inability to make their monthly payments.

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In instances where the qualifying PLWHA is a child, the parent and/or guardian is required to present the required evidence in their name.

HOPWA is a “needs-based” program; therefore clients must demonstrate the level of benefits needed through verifiable documentation.

IHFA recognizes that there will be a great deal of questions and concerns regarding the new standards. We have set up a conference call to take questions and discuss implementation on Tuesday, January, 7, 2003 at 2:00 p.m. (EST). Please dial 800-955-5560 to participate. The conference call ID # is 46637.

Enclosed please find a copy of the CPD notice released by HUD announcing the new standards.

If you have any questions or concerns regarding the information in this memo, please contact Lisa Coffman at (317) 233-1814 or (800) 872-0371 or via e-mail at [lcoffman@ihfa.state.in.us](mailto:lcoffman@ihfa.state.in.us)

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